

Irving

IN FOCUS

Minimum Building
Standards

Highlights

- > **Reorganizes five chapters of old code into one comprehensive chapter that clarifies administrative provisions**
- > **Adopts updated versions of international codes with local amendments**
- > **Aligns Building and Standards Commission processes with state law**
- > **Establishes risk assessment rating system (Levels 1-4)**
- > **Eliminates Level 4 apartments by December 2010**
- > **Requires Level 3 and 4 multifamily properties to participate in abbreviated version of Crime Free Multi-Housing Program (CFMHP)**
- > **Requires on-site property managers to provide contact information for use in emergency situations**

Crime Free Multi-Housing Requirements

- > **Promotes City Council key focus area – Public Safety**

- > **Mandatory participation for Level 3 and 4 properties**

- > **Benefits of Ordinance**
 - **Enhances management capability**
 - **Requires management accountability**
 - **Reduces crime**
 - **Promotes safer community**

- > **Elements of Ordinance**
 - **Attend 8-hour CFMHP class**
 - **Conduct criminal checks on all new residents**
 - **Use Crime Free Lease Addendum**
 - **Abide by CFMHP Agreement**

Crime Free Multi-Housing Requirements

> CFMHP Agreement

- Require valid identification
- Conduct background check
- Use lease addendum
- Attend Phase I training (8 hours)
- Supply e-mail address to receive reports
- Serve appropriate evictions

> Miscellaneous

- Program unrelated to immigration status of residents
 - Managers not required to make any inquiry regarding immigration status
- Enforcement of CFMHP will not begin until adequate training opportunities have been provided to apartment staff
- Training and Police Department assistance is free of charge
- Staff will conduct two comprehensive training sessions:
 - Internal – train staff responsible for enforcement on new ordinance
 - External – staff to host workshop for apartment representatives to present comprehensive overview/explanation

Level 4s

- > **Codifies risk rating assessment system**
- > **July 1, 2009 – if still a Level 4, must install heat detection system and upgrade to Level 3 within a year**
- > **Summer 2010 – if still a Level 4, Certificate of Occupancy revoked and property vacated; must install sprinkler system and upgraded electrical to reoccupy**
- > **Ordinance makes it illegal to operate a Level 4 property in Irving**